063.0	0004	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	647,300 /	647,300
					USE VALUE:	647,300 /	647,300
					ASSESSED:	647,300 /	647,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON HOUSING AUTHORITY
Owner 2:	
Owner 3:	
Street 1:	4 WINSLOW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GUARINO ERNEST J/ETAL -
Owner 2:	GUARINO PHYLLIS A -
Street 1:	24 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,184 Sq. Ft. of land mainly classified as Housing Auth with a Old Style Building built about 1900, having primarily Clapboard Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
970	6184.000	265,800		381,500	647,300
Total Card	0.142	265,800		381,500	647,300
Total Parcel	0.142	265,800		381,500	647,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.62 | /Parcel: 481.6

Legal Description

User Acct 40805

GIS Ref

GIS Ref

Insp Date 11/06/99

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 063.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	970	FV	265,900	0	6,184.	381,500	647,400	647,400	Year End Roll	12/18/2019
2019	970	FV	214,200	0	6,184.	381,500	595,700	595,700	Year End Roll	1/3/2019
2018	970	FV	214,200	0	6,184.	256,100	470,300	470,300	Year End Roll	12/20/2017
2017	970	FV	214,200	0	6,184.	245,200	459,400	459,400	Year End Roll	1/3/2017
2016	905	FV	214,200	0	6,184.	223,400	437,600	437,600	Year End	1/4/2016
2015	905	FV	201,700	0	6,184.	179,800	381,500	381,500	Year End Roll	12/11/2014
2014	905	FV	201,700	0	6,184.	160,800	362,500	362,500	Year End Roll	12/16/2013
2013	905	FV	201,700	0	6,184.	152,600	354,300	354,300		12/13/2012

!5500!

PRINT

Date	Time
12/10/20	20:23:04

LAST REV

Date	Time
03/11/16	10:16:15
mmcmakin	
5500	

USER DEFINED

Prior Id # 1:	40805
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUARINO ERNEST	1419-50		7/10/2012		390,000	No	No		
	1196-35		11/3/1998		196,200	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2011	1320	Re-Roof	4,500					
3/11/1996	49	Manual	10,000					REROOF/CLAPBOARDS

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/1999	Inspected	266	PATRIOT
10/5/1999	Measured	163	PATRIOT
5/12/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
970	Housing Auth		6184		Sq. Ft.	Site		0	70.	0.88	11			Med. Tr	-10					381,477						381,500	

Total AC/HA: 0.14197 | Total SF/SM: 6184 | Parcel LUC: 970 | Housing Auth | Prime NB Desc: ARLINGTON | Total: 381,477 | Spl Credit | Total: 381,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326582
Depreciation:	60744
Depreciated Total:	265838

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

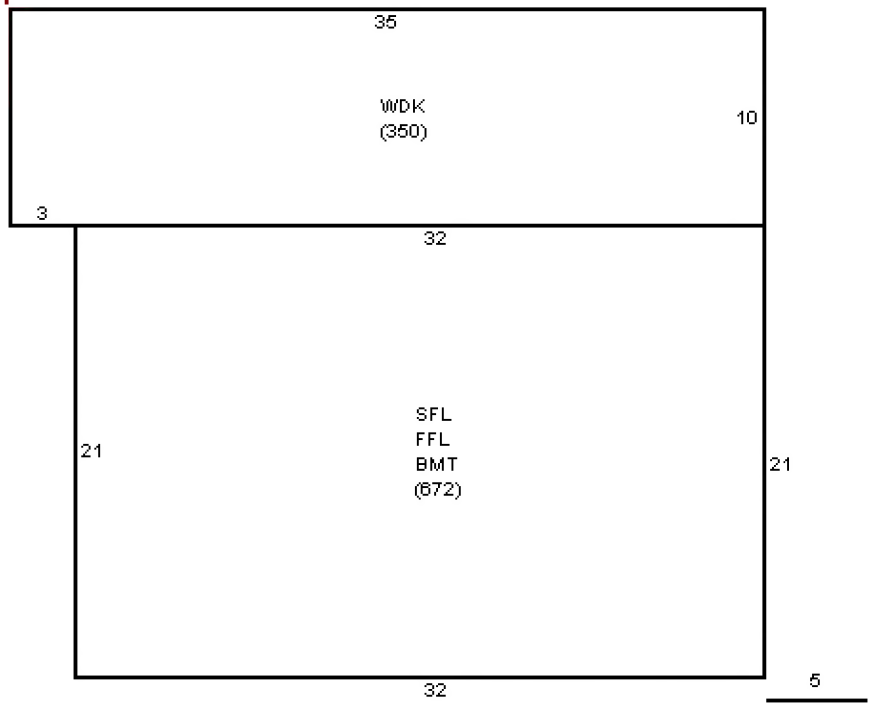
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	112.34
Final Total:	265800	Val/Su SzAd	197.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	52.120	35,023
FFL	First Floor	672	173.730	116,745
SFL	Second Floor	672	173.730	116,745
WDK	Deck	350	8.770	3,069

Net Sketched Area:	2,366			Total:	271,582
Size Ad	1344	Gross Are	2366	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

063.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1980	0.00	T	31.2	970						

More:	N	Total Yard Items:		Total Special Featues:		Total:	